

**Central San Pedro Neighborhood Council  
Port Committee Meeting  
November 20, 2013  
Augie Bezmalinovich – Port of Los Angeles**

**1. Call to Order**

**2. Introduction of Guests**

**3. POC Update**

The BOHC approved an Exclusive Negotiating Agreement (ENA) with the LA Waterfront Alliance and the Port where the LA Waterfront Alliance (LAWFA) is a partnership between Ratkovich Company and Jerico Development Company.

What's next – The ENA is for up to a 240 day period with a 120 day extension (if necessary) where both parties would undertake those obligations that are identified under the ENA. Due diligence on the Port behalf and the LAWFA would undertake market studies, business plan development, lease up strategies – reach out to potential tenants, undertake the public outreach process the Port would support them regarding entitlements and/or CEQA Assessments. The intent would be moving in the direction of a development of a Term Sheet and potentially an option agreement leading to a ground lease. 240 day period is broken up into 2 120 day increments – it would be logical to come back to the BOHC after the 1<sup>st</sup> 120 day period and give a status report on the progress made and the issues going forward.

The initial Public Outreach meeting for Ports O' Call Redevelopment was held on Tuesday, April 2<sup>nd</sup> at 5:30PM in the Warner Grand Theatre. There were over 200 Attendees and it went well. Expect another meeting in 2-3 months.

The developers continue to work on market studies, business plan development, lease up strategies, reach out to potential tenants and working with the Port to look at the specifics of the site. They are planning their 2<sup>nd</sup> public meeting in the Fall. The Port's Annual Waterfront Meeting will be held on Sept 24<sup>th</sup> at 6PM in the Crowne Plaza.

The second Public Outreach meeting for POC redevelopment was held on Tuesday, November 19<sup>th</sup> from 5:30 to 8PM at the Warner Grand Theatre (478 W. 6<sup>th</sup> Street, San Pedro). There were over 300 people in attendance.

**4. Front St.**

**Front Street Beautification Project**

BOE is now not requiring the 4 feet of street widening for this project due to the street widening would not have provided any additional lanes to the street. The project will not widen the street but, will still include the addition of curb and gutter. This will add 4 feet

to the landscape area to the beautification project. Due to the time it took to resolve the design parameters with the City, the schedule has been adjusted to the following:

Front Street Beautification Project  
Anticipated Design Complete – 6-30-14  
Bid and Award takes 5 months  
Anticipated Start Construction Date – 12-1-14  
Anticipated End Construction Date – 5-31-16

The completion of design is 6 months later and an additional 6 months was added to the duration of construction (on the conservative side).

Civil design is still at 20% and can now proceed after today's meeting. Extensive right of way research is being conducted to re-establish the centerline of the street. 80% design plans are scheduled to be complete by December 2013. The hydrology/drainage study will be completed in November.

The Port will retain ownership of the landscape and sidewalk area and will grant right an easement to the City.

The Project manager understands the committee's concern. Now that we have the BOE decision not to widen the Street, the project is progressing very well. We met with the consultant last week to review their hydrology study work. They plan to complete the study this month. The PM had a meeting on Nov 19th with the design consultant to continue the work

### China Shipping Phase 3

China Shipping Phase III (along the Front Street) is still on schedule to be completed by end on November.

### Pipeline Removal

The status of various Environmental Work Plans and Water Board Orders associated with the Beautification Corridor are listed below:

#### Ongoing Work:

- The Phillips 66 Segment II pipeline removal project began in early October 2013. Segment II covers the last segment of Phillips 66 pipeline located within and near the Beautification Corridor. The pipe pull and assessment project are expected to be complete by the end of November 2013. The associated dirt haul is expected to be complete by February 2014.

#### Planned Work:

- Chevron is waiting for the China Shipping Expansion project to be completed (estimated December 2013) before removing their remnant pipes in the Segment 1 area. Current obstructions were claimed for some segments and contamination removals. Other segments are unobstructed.

- In the area outside of China Shipping Expansion project, Chevron is waiting for Phillips 66 to finish before Chevron begins to pull their remnant pieces.
- The oil companies are moving forward with the goal of cleaning up their own pipeline-related contamination, as accessible.
- The Harbor Dept. is moving forward to address any remaining non pipeline-related contamination.
- Some locations that are currently obstructed may become accessible during construction of the Beautification Corridor.

\*\*\* Latest Information: Phillips 66 found a second pipeline in the trench along Pacific. They are investigating it. It seems that it was likely their old line, which was replaced when the railroad went in because they had to go deeper with a new line. See attached photo. This pipeline will delay them finishing by November 30<sup>th</sup>. The consultant says they will likely be done in January now.

### Scanning Station

Final sign offs for this project have been issued and Port Police are expected to start using this facility within the next couple of months.

### Mitigated Project

The Project Manager had a meeting with the Front St. East design consultants last week to discuss the drainage study. However, we are still waiting on the actual drainage map to determine our limits/scope of work in regards to the drainage. They will have it later this month. The Front St. West design is moving forward and planning for a 40% design submittal at end of Dec. 2013 for the corner lot, Knoll Hill toe, and the Cal Trans fencing on NW corner of Harbor and Beacon. The PM is also in the process of applying for an ADP and hiring Nuvis through the on-calls to take over for the previous PM's landscaping plans. Attached is the DRAFT schedule.

## **5. SR 47/110 Update**

<See attached flyer and Board>

## **6. Upcoming EIRs**

Status is the same except the Evergreen EIR is now underway and I have included a brief project description for that below.

### Current In-Process EIRs

#### Berths 212-224 YTI Container Terminal Development EIR/EIS

- Dredging, crane modifications, and wharf improvements at two berths (Berths 214-216 and 217-220) to accommodate larger vessels; expansion of the Terminal Island Container Transfer Facility on-dock rail; backlands repaving; and a permit extension to 2026 for continued terminal operations.

- Notice of Preparation/Notice of Intent (NOP/NOI) and scoping meeting occurred in April 2013. The Draft EIR/EIS is anticipated to be released for public review in March 2014 at which time a public hearing will be held.

#### Berths 121-131 Yang Ming Container Terminal Development EIR/EIS

- Construction of a new wharf, dredging to accommodate larger vessels, expanding the existing on-dock intermodal railyard by the addition of two loading tracks, installing new cranes, upgrading other existing facilities, and installing infrastructure for Alternative Maritime Power (AMP).
- The Notice of Preparation/Notice of Intent (NOP/NOI) and scoping meeting will occur in early 2014. The Draft EIR/EIS is anticipated to be released for public review in the Fall of 2014 at which time a public hearing will be held.

#### Union Pacific Intermodal Container Transfer Facility Modernization (ICTF) EIR (Joint Powers Authority is lead agency)

- Expansion and modernization of the existing ICTF railyard by electrifying cranes, constructing a new truck entrance gate on Alameda Street, install new lighting, constructing six new electrical substations, a new crane parts building and service center, and increasing the number of loading tracks and rail tracks.
- The Draft EIR is anticipated to be released in Spring 2014, at which time a public hearing will be held.

#### Avalon and Fries Street Closures Env. Assessment (potential Supplemental EIR to TraPac EIR)

- Permanent closure of sections of two public roadways, Fries Avenue and Avalon Boulevard, in Wilmington to eliminate at-grade railroad crossing at the two streets. The street closures will not occur until after completion of the South Wilmington Grade Separation which is a new grade separated highway that will provide alternate access to waterfront areas and facilities that would be impacted by the street closures. The railroad crossings will serve current and future rail activity associated with the TraPac on-dock railyard and the Pacific Harbor Line switching railyard, both of which were assessed and approved under the certified TraPac EIR.
- The type of environmental document (e.g., Supplemental EIR or other) is still under consideration but is expected to be prepared and released in Spring 2014 for public review, at which time a public hearing will be held.

#### Berths 226-236 Everport (aka Evergreen) Container Terminal Development EIR/EIS

- Dredging to accommodate larger vessels, installation of 3 new cranes and electrical infrastructure, and a lease amendment to extend operations an additional 10 years and add additional acreage under space assignment to the backlands.
- The Notice of Preparation/Notice of Intent (NOP/NOI) and scoping meeting is estimated in early 2014.

#### Upcoming EIRs

Berths 206-209 Ports America EIR/EIS (break bulk/container terminal): Project scope is still being defined. Notice of Preparation/Notice of Intent (NOP/NOI) and scoping meeting is estimated in early 2014.

**7. LAANE (Los Angeles Alliance for a New Economy)--does the Port have any opinion on calls for a living wage?**

The Port of Los Angeles pays living wages to all of their employees

**8. PCAC Successor - what is the Port's plan for community oversight?**

Recommended Strategy to Obtain Stakeholder Input on Port Projects and Operations – Pursuant to the Board’s direction on April 4, 2013, staff recommends implementing an ongoing, multi-pronged public outreach program. The intent of public engagement is not to burden community members, other stakeholders and Harbor Department staff with yet another regular monthly meeting, but to call these groups together, as needed, in a manner that is both flexible and adaptable to changing needs and circumstances. As there has been a high level of interest regarding the Port throughout the community, stakeholders are identified as being any community member, organization or Port tenant interested in the Port. Broadening the definition of stakeholder to include any individual that has expressed an interest in the Port will ensure a diversity of opinions and will allow for more effective and direct communications strategies between the Port and those interested individuals. The communication strategy with the stakeholders will include the following outreach efforts:

- Continued direct communications with individuals and organizations by Harbor Department senior management and staff (i.e. Neighborhood Councils, chambers, clubs/associations, etc.).
- Ongoing updates and feedback on Port issues provided on an as-needed basis through a variety of channels that include:
  - Large, community-wide meetings, as needed and directed by the Board on specific topics where Harbor Department staff can inform the public, gather feedback from stakeholders, and report back to the Board;
  - Project-specific design workshops with the general public and affected tenants, as needed and directed by the Board;
  - Continue strong ties between the Harbor Department and the Neighborhood Councils;

- Port updates at meetings held by community organizations (i.e. Neighborhood Councils, chambers, clubs/associations, etc.);
- Working closely with the Harbor Community Benefits Foundation (HCBF) to help insure positive community projects;
  
- Updates distributed via US Mail, e-mail, and other social media such as Facebook and Twitter;
- Periodic updates at Board meetings; and
- Updates provided through both the Port and LA Waterfront websites: **PortofLosAngeles.org** and **LAWaterfront.org**.

**9. Committee Letters Update--does the Port have a position of crew member detentions; have they sent a letter to CBP?; any thoughts on likelihood of having BOHC meetings in the evening?**

The Custom and Border Patrol (CBP) are not allowing crew members to come off of the ship here at the port of LA. This is hurting a local business person who runs a convenience store at the Terminal (most of her business comes from the crew members) and the local merchants where crew members go and shop.

It's a ship-by-ship basis and Princess is working to solve the problem

It's not the Ports call - it's up to the CBP.

Submit a complaint to the CBP: <https://help.cbp.gov/>

Their local office is in Long Beach (port director for Southern California)

Passport Based (Phillipines and Indonesia) – other groups are allowed off

Write a letter addressed to the Board of Harbor Commissioner requesting that they hold night meetings.

**10. Public comments**

**11. Adjournment**